



The Old School House

The Village, West Tytherley, Salisbury, SP5 1JX

SPENCERS
ROMSEY





A Grade II listed, three-bedroom period home set in grounds of approximately 0.3 acres in the very heart of the popular village of West Tytherley.

Ground Floor

Entrance Porch, Entrance Hallway, Living Room, Family Room, Dining Room, Kitchen, Study/Bedroom 4, Utility Room, Cloakroom

First Floor

Principal bedroom with en-suite facilities, two additional bedrooms, family bathroom

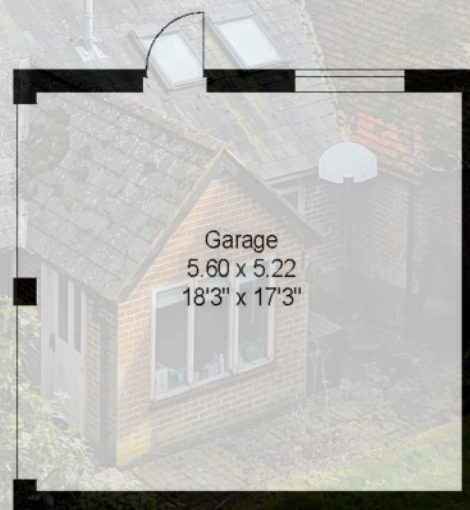
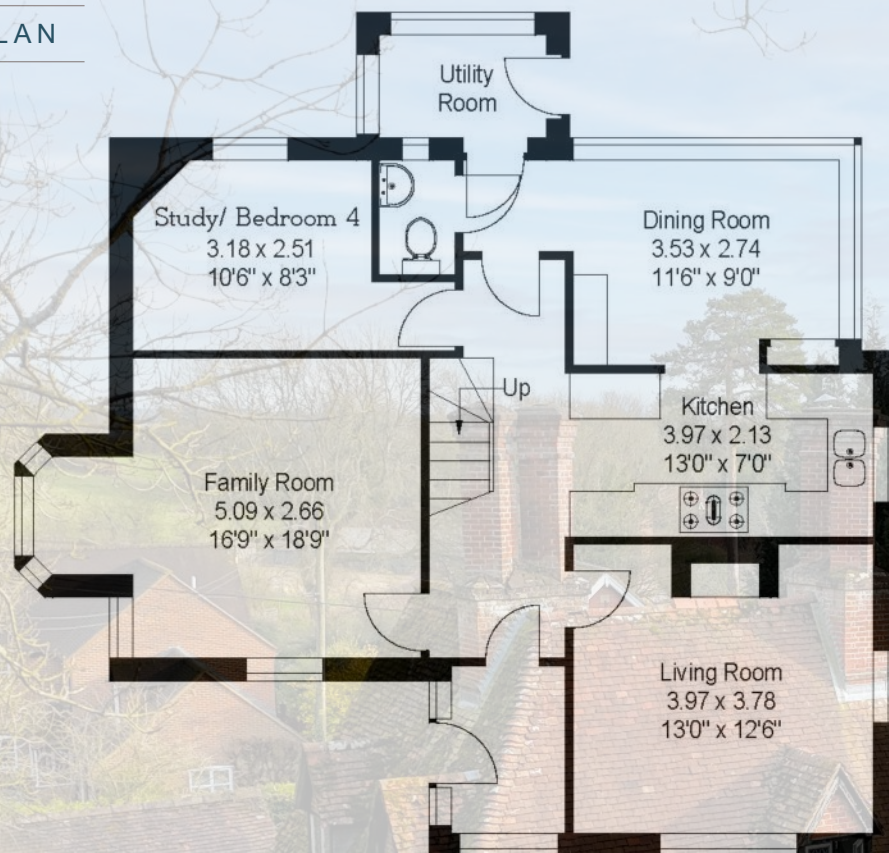
Outside

Double Garage and Driveway, Gardens and Grounds Extending To Approximately One Third of an Acre.

Guide Price £750,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 128sq.m. or 1378sq.ft.
Garage: 29sq.m. or 312sq.ft.

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NOT TO SCALE



The Property

This character home lies within a conservation area in the very heart of the village of West Tytherley. Originally built in 1842 as the village school for the Barings family, the property offers an elegant façade of detailed brickwork with blue brick diaper patterns, cast-iron, diamond-patterned casement windows and tall, ornate and decorated brick chimneys.

A central entrance porch opens into a hallway linking to a double aspect living room with an open woodburning fireplace and a double aspect family room with side aspect bay window. The hallway then continues through to the kitchen, which is fitted with a stylish range of modern units, built-in appliances, a marble butler sink and quartz worksurfaces. The adjoining dining room is fully glazed to the side and rear, enjoying views across the terrace and garden. Further rooms to this level include a study/fourth bedroom, a utility room and a cloakroom.

On the first floor, a landing area links to the principal bedroom with en-suite facilities, three additional bedrooms and a modern family bathroom with a shower over the bath and a striking marble sink.





Outside

To the front aspect, a drive provides off road parking for multiple vehicles and access to a detached double garage.

The gardens and grounds attributed to the property extend down the side and to the rear, featuring several terraces and a historic period toilet set into the bank. The grounds are predominantly laid to lawn and bordered by a variety of mature shrubs and established woodland.

The grounds provide a perfect space for relaxing and family recreation, extending to approximately 0.3 acres and adjoining fields to the rear.

Situation

The property is situated in the heart of the picturesque village of West Tytherley, which offers a post office/store, public house, primary school, church, village hall, recreation ground and play area.

A more comprehensive range of facilities can be found in the towns of Stockbridge and Romsey both within about 10 miles as well as the cathedral cities of Winchester and Salisbury. Outdoor pursuits are well catered for with numerous opportunities for walking and riding as well as fishing on the Test.





Additional Information

Grade II Listed

Tenure: Freehold

EPC: N/A

Council Tax Band: F

Local Authority: Test Valley

Services: All mains services connected

Heating: Electric

Conservation Area: West Tytherley

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

NB. Planning permission (Now Lapsed) was previously granted for the erection of a two-storey extension to the side of the property that would link to and incorporate the existing double garage. This could be reapplied for by way of a new application being submitted and would be subject to the necessary consents being granted.

Full details are available upon request or can be found at <https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZYROOCXD403>

Important Information

Spencers of Romsey would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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